

ROOF ESTIMATE CHECKLIST

- ☐ **How many layers of old roofing materials will be torn off.**
How many layers the contractor will tear off should always be on the estimate. Just be warned, if your contractor only includes one layer but there are two that need to be torn off, your final cost will be higher than the original estimate.
- ☐ **How your property will be protected during your replacement**
One of the main jobs of your contractor is to protect your property. In your roof estimate, your contractor should have a line item list of what they'll use and how much it'll cost to protect your property.
- ☐ **The installation method.**
The installation method, the number of nails, and how many nails used per shingle should be included in an estimate. If your contractor doesn't offer the hand nailing method, you may not have the installation method line item in your estimate.
- ☐ **Replacing your roof decking.**
Because it's not possible to see your roof's decking until the old one is torn off, there should be a line item that specifies how much it's going to cost per sheet to replace if rotten decking is found. Some contractors automatically include replacing decking in their estimates.
- ☐ **Drip edge.**
Your roof replacement estimate should include the color (if that matters to you), how much, and where drip edge needs to be installed.
- ☐ **Roof system components and materials.**
Your roof replacement estimate should have a line item list of the roofing system components and materials that will be replaced. Check out [9 Materials Included With Your Roof Replacement](#) if you don't know the materials that should be included.
- ☐ **The type of roof vent you choose.**
The style of vent you choose, the color, and the number of vents your roof needs should be included in your roof replacement estimate. To learn about the different types of roof vents, check out [The Types of Roof Vents](#).
- ☐ **Pipe boots and roof flashing.**
Your roof estimate should include the number of penetrations and the specific kind of boot that'll go around them. The estimate should also include any flashing your roof needs, where they're going to install it, and the kind of metal it's made out of.
- ☐ **Dump fees and clean up.**
Your roof estimate should not only include the labor it takes but also the cost it takes to dump the debris at a landfill. The same thing goes for the labor it takes to clean up after your replacement is completed.
- ☐ **Your warranty information.**
Your estimate should include what kind of warranties you'll get with your roof replacement. It should specify what warranty you get on the materials and the length of your roofing contractor's workmanship warranty.
- ☐ **How long the roof estimate is good for.**
Your estimate should specify how long the offer is good for. With the fluctuation of roofing material prices, most proposals are good for 90 days. If you want to sign the proposal after the 90 days, your estimate will be updated to reflect the new prices of the materials.
- ☐ **Your right to recession.**
In your estimate, there should be a right to recession so you can choose to back out of using a certain contractor. By law, you'll have 3 days after signing to get out of your contract.